

☐ Individual appearing without attorney
☒ Attorney for: Nancy J. Zamora, Chapter 7 Trustee

Debtor(s).

Location: Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367 (telephonic only, see below)

F 6004-2.NOTICE.SALE

Overbid procedure (if any): The Trustee seeks to sell the Calvert Property with overbids. Initial overbid \$575,000, with each additinoal bid in \$5,000 increments. Overbidders must deliver a check made payable to Encore Escrow in the sum of \$17,250, and proof of financial abiltiy to close the sale to Trustee's counsel, no later than 5:00 pm on May 11, 2020.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: May 13, 2020

Time: 11:00 a.m.

Place: Courtroom 303

21041 Burbank Blvd.

Woodland Hills, CA 91367

The hearing will be held telephonically in accordance with the Amended Order of the Chief Judge 20-02 entered on April 14, 2020. Instructions for telephonic appearances are posted on the Bankruptcy Court's website (www.cacb.uscourts.gov).

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Counsel for Trustee:

Noreen A. Madoyan

Margulies Faith LLP

Telephone: (818) 705-2777

Email: Noreen@MarguliesFaithLaw.com

Date: 04/22/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16030 Ventura Blvd., Suite 470, Encino, CA 91436

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/22/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 04/22/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

JUDGE: Hon. Martin R. Barash, U.S. Bankruptcy Court, 21041 Burbank Blvd., Ste. 342, Woodland Hills, CA 91367

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/22/2020
Date

Angela Saba
Printed Name

/s/ Angela Saba
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

ATTORNEY FOR CREDITOR: Joseph Cruz joe@mandelbaumrobison.com, joseph.leonard.cruz@gmail.com

ATTORNEY FOR TRUSTEE: Jeremy Faith Jeremy@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;
Victoria@MarguliesFaithlaw.com;Noreen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com

ATTORNEY FOR INTERESTED PARTY: Amir Gamliel amir-gamliel-9554@ecf.pacerpro.com,
cmallahi@perkinscoie.com;DocketLA@perkinscoie.com

ATTORNEY FOR DEBTOR: David S Hagen go4broq@earthlink.net

ATTORNEY FOR INTERESTED PARTY: James D. Hornbuckle jdh@cornerstonelawcorp.com

ATTORNEY FOR TRUSTEE: Noreen A Madoyan Noreen@MarguliesFaithLaw.com, Helen@MarguliesFaithlaw.com;
Vicky@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com

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Helen@marginiesfaithlaw.com;Angela@MarguliesFaithlaw.com

ATTORNEY FOR TRUSTEE: Meghann A Triplett Meghann@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;
Vicky@MarguliesFaithlaw.com;Noreen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com

United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

TRUSTEE: Nancy J Zamora (TR) zamora3@aol.com, nzamora@ecf.axosfs.com